



MISSISSAUGA

NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW

DATE OF NOTICE	May 03, 2018	
OPA NUMBER	OPA 36 (By-law 0075-2018)	
ZONING BY-LAW NUMBER	0076-2018	
DATE PASSED BY COUNCIL	April 25, 2018	
LAST DATE TO FILE APPEAL	May 22, 2018	
FILE NUMBER	OZ 12/009	Ward 3
APPLICANT	Glen Schnarr and Associates Inc.	
PROPERTY LOCATION	West of the intersection of Rathburn Road East and Ponytrail Drive.	

TAKE NOTICE that on April 25, 2018 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 36 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to add a Special Site to the Rathwood Neighbourhood Character Area to permit two new condominium apartment dwellings of 12 and 15 storeys in addition to the two existing rental apartment dwellings.

The purpose of the Zoning By-law is to permit two new apartment buildings of 12 and 15 storeys in addition to the existing two apartment buildings. **The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 36 is in full force and effect.**

The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

IF YOU WISH TO APPEAL to the Ontario Municipal Board (OMB), a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca An appeal must be filed with the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **May 22, 2018**.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee in the amount of \$300.00 payable to the Minister of Finance, and
- 3) be accompanied by a fee of \$150.00, payable City of Mississauga.
- 4) Four (4) copies of the appeal package.

MORE INFORMATION: A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from **Aiden Stanley** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 3897, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.


Sacha Smith, Manager & Deputy Clerk
Legislative Services,
Corporate Services Department
905-615-3200 X 4516

Amendment No. 36

to

Mississauga Official Plan

By-law No. _____

A by-law to Adopt Mississauga Official Plan Amendment No. 36

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 36, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan to add Special Site 3 within the Rathwood Neighbourhood Character Area;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 36 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2018.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. 36
to
Mississauga Official Plan

The following text constitutes Amendment No. 36.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated February 2, 2016, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to add a Special Site to the Rathwood Neighbourhood Character Area to permit two new condominium apartment dwellings of 12 and 15 storeys in addition to the two existing rental apartment dwellings.

LOCATION

The lands affected by this Amendment are located west of the intersection of Rathburn Road East and Ponytrail Drive. The subject lands are located in the Rathwood Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Municipal Board.

The subject lands are designated Residential High Density which permits apartment dwellings with a density range of 0.5-1.0 floor space index (FSI) and a maximum building height of four storeys.

Proposals for additional development on lands with existing apartment dwellings that are designated Residential High Density are restricted to uses permitted in the Residential Medium Density designation, which are typically comprised of townhouse dwellings.

An Official Plan Amendment is required to allow apartment dwellings as infill development and to address height and density.

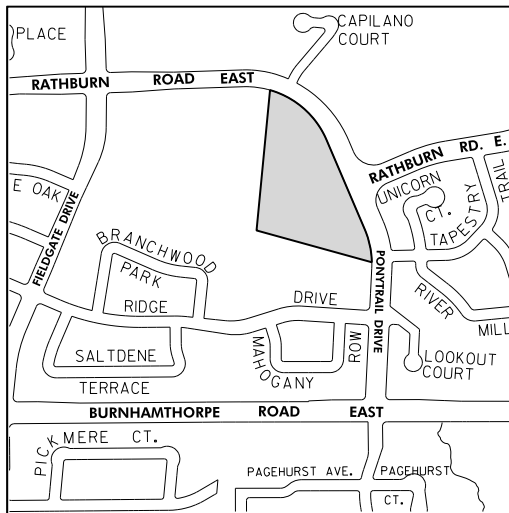
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal is compatible with the existing apartment dwellings on the site and the surrounding land uses.
2. The complementary nature of the design achieves appropriate built form relationships within the neighbourhood context.
3. The proposal adds an appropriate level of intensification to an existing, underutilized apartment site.
4. The proposed amendment meets the overall intent, goals, objectives and policies of Mississauga Official Plan.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.21, Rathwood Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 3 on Map 16-21: Rathwood Neighbourhood Character Area in accordance with the changes to the Special Site Policies.
2. Section 16.21.2, Rathwood Neighbourhood Character Area, Special Site Policies, of Mississauga Official Plan, is hereby amended by adding the following:

16.21.2.3 Site 3



16.21.2.3.1 The lands identified as Special Site 3 are located west of the intersection of Rathburn Road East and Ponytrail Drive and north of Maple Ridge Drive.

16.21.2.3.2 Notwithstanding the policies of this Plan, the following additional policy will apply:

- a. two apartment dwellings with a maximum height of 12 and 15 storeys will be permitted in addition to the two existing apartment dwellings of 18 storeys each.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated January 10, 2018.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

http://teamsites.mississauga.ca/sites/18/mopa/oz_12.009.mopa_36.as.jmcc.docx

APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on May 25, 2015 in connection with this proposed Amendment.

At the public meeting, numerous residents stated their concerns with the proposal including: the height and density of the proposal; whether the area is appropriate for intensification; the amount of open and landscaped space; impact on local infrastructure; potential flooding on site and in the surrounding neighbourhood; traffic impact and traffic safety; maintenance of the existing buildings; potential shadowing and overlook; and pedestrian conditions surrounding the site. These concerns were addressed in the Planning and Building Department Report dated February 2, 2016 attached to this amendment as Appendix II.

City of Mississauga
Corporate Report



<p>Date: February 2, 2016</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 12/009 W3</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2016/02/22</p>

DEFERRED FROM FEBRUARY 22, 2016 MEETING

Subject

RECOMMENDATION REPORT (WARD 3)

Applications to permit two new condominium apartment buildings of 12 and 15 storeys in addition to the two existing rental apartment buildings, 1850 Rathburn Road East and 4100 Ponytrail Drive, west side of Ponytrail Drive, north of Burnhamthorpe Road East

Owner: Forest Park Circle Ltd.

File: OZ 12/009 W3

Recommendation

That the Report dated February 2, 2016 from the Commissioner of Planning and Building recommending approval of the applications under File OZ 12/009 W3, Forest Park Circle Ltd., 1850 Rathburn Road East and 4100 Ponytrail Drive, west side of Ponytrail Drive, north of Burnhamthorpe Road East, be adopted in accordance with the following:

1. That the application to amend Mississauga Official Plan from **Residential High Density** to **Residential High Density – Special Site** to permit additional apartment buildings with a floor space index (FSI) of 1.6 be approved.
2. That the application to change the Zoning from **RA4-1 (Apartment Dwellings)** to **RA4-Exception (Apartment Dwellings)** to permit two new apartment buildings of 12 and 15 storeys with an FSI of 1.6 in accordance with the proposed zoning standards described in the Information Report, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development;

- (b) In accordance with Council Resolution 152-98:
Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the Peel District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District School Board for the subject development.
- (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Dufferin-Peel Catholic District School Board not apply to the subject lands.
4. In the event these applications are approved by Council, that staff be directed to hold discussions with the applicant to secure community benefits, in accordance with Section 37 of the *Planning Act* and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Report Highlights

- Since the public meeting, a revision has been made to set the upper 12 storeys of the 15 storey building proposed at the front of the site, 10.5 m (34.4 ft.) back from the road.
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved.

Background

A public meeting was held by the Planning and Development Committee on May 25, 2015, at which time a Planning and Building Department Information Report (Appendix 1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0031-2015 which was adopted by Council and is attached as Appendix 2.

Comments

See Appendix 1 - Information Report prepared by the Planning and Building Department.

REVISED DEVELOPMENT PROPOSAL

Throughout the process, the applicant has been working on the issues raised by staff through the technical review and by the community at the community meetings held on October 17, 2012, September 18, 2013, February 24, 2015 and January 13, 2016 and at the public meeting. On July 2, 2015, the applicant submitted a revised development proposal along with supporting documents to the City for review. Further supporting documents, including a revised Functional Servicing Report, sun/shadow study and tree preservation plans were submitted on June 23, 2015 and September 16, 2015. Changes include the following:

- The internal road has been increased from 6 m (19.7 ft.) to 7 m (23 ft.) in width;
- The top 12 storeys of the 15 storey building have been shifted back from Ponytrail Drive and Rathburn Road East by 10.5 m (34.4 ft.) to meet the zoning by-law requirement.

COMMUNITY COMMENTS

The comments below were identified by residents through written correspondence and at community meetings held by Ward 3 Councillor Chris Fonseca and at the public meeting held by the Planning and Development Committee on May 25, 2015.

Comment

The proposed height, scale and density do not fit with the established, residential character of the area. The proposal for more development on the site is inappropriate as it is not located in an intensification area.

Response

These concerns are addressed in the Planning Comments section of this report.

Comment

Additional development should not be permitted as it will result in a lack of green space on site and will cut off access to the surrounding trails and open space.

Response

With the proposed addition of two condominium buildings on the site, the amount of landscaped area will be 69% of the site area (reduced from the current 76% landscaped area), which exceeds the zoning by-law standard of 40% of the site. The proposal was previously revised to minimize paved area in response to community concerns and staff comments.

Landscape plans, tree preservation plans and an arborist report have been submitted in support of the applications and have been found satisfactory by staff. Trees are proposed to be retained or replaced through the redevelopment. Should the applications be approved, protective tree hoarding will be required and landscape design will be reviewed by staff as part of the site plan approval process.

The Community Services Department has requested fencing be installed along Shaver's Trail (City owned greenbelt) as it is a standard requirement when private lands are developed next to greenbelt lands. Should the applications be approved, the walkway system, fence openings and layouts will be examined as part of the subsequent site plan application.

Separately from these applications, there are currently several trees on site that have been marked for removal due to emerald ash borer damage.

Comment

The additional population will add pressure to local infrastructure and services.

Response

Studies and reports evaluating the impact of the development on local infrastructure and services have been submitted in support of the applications and have been found to be acceptable. A further review of capacity for a larger area within Ward 3 was undertaken by the Region and the City and is found in Appendix 5: Ward 3 Capacity Analysis. The study looked at the cumulative impact if a number of sites within the Ward 3 area were to develop and intensify. The study examined the properties on Burnhamthorpe Road East from the eastern boundary to Cawthra Road and north to Eastgate Parkway. It is estimated that there would be almost 8,000 more people if all of the underutilized sites were to develop. The study found that the roads, water, sewer and parks infrastructure are adequate to accommodate the additional people if all of the sites redeveloped. Local improvements may be necessary, but overall, the infrastructure is adequate to accommodate growth.

Comment

The development may cause additional flooding on the site and surrounding lands.

Response

The revised Functional Servicing and Stormwater Management Report (FSR) (dated September, 2015) includes a proposed infiltration system through underground storage chambers that will control the flow of storm water from the site. During the processing of the site plan application, staff will identify additional storm water management techniques through the site drainage and landscape design. Transportation and Works staff have no objection to the proposed development based on the revised FSR and as per the City's requirements there will be no increase in flows to the existing storm infrastructure as a result of the proposed development.

Comment

The added traffic, parking demand and new entrance configuration will be unacceptable.

Response

A Traffic Impact Study was submitted, reviewed by staff and found to be acceptable. Transportation and Works Staff are requiring that the southerly site access be aligned with

Tapestry Trail in order to improve safety and to reduce conflicting turning movements. This is reflected in the current proposal. The surrounding intersections (including Burnhamthorpe Road East and Ponytrail Drive and Rathburn Road East and Ponytrail Drive) have been analyzed and are expected to meet the City standards for level of service without a significant impact to traffic. The applicant will be responsible for making modifications to the centre median on Ponytrail Drive in order to provide left turn storage for cars turning into the site. Parking will be provided in accordance with the City's Zoning By-law. Additional information is provided in the Updated Agency and City Department Comments section in this report.

Comment

The existing buildings are not well maintained and the problem will not improve with additional development.

Response

A property standards inspection was completed by City By-law Enforcement staff on March 9, 2015. As a result of this inspection, a property standards order was issued requiring that the up/down elevator buttons be repaired so that they light up on each floor when in use. This contravention was corrected March 11, 2015 and no other issues were found. City By-law Enforcement also visited the site in January, 2016 and issued orders to address water penetration issues in the underground parking garage and to remove trees that are dead and affected by emerald ash borer.

Through the development of the subject site, the applicant proposes to make upgrades to the existing buildings (including improvements to the indoor amenity areas, lobby and common spaces) and improvements to the outdoor amenity areas, which are to be shared by the tenants in the existing buildings and the occupants of the proposed condominium buildings. The shared outdoor amenity space and common elements will be managed through a shared facilities agreement that would address reciprocal costs and maintenance. This agreement and easements required for reciprocal access would be required by the City at the condominium registration stage and addressed in the development agreement.

A centrally located, shared amenity space has been identified on the concept plans submitted in support of these applications. The details of the amenity space, improvements to the existing site and buildings and any improvements required to meet current property standards by-law standards will be addressed in the development agreement and implemented at the site plan approval stage.

Comment

The shadowing and overlook from the buildings will impact the surrounding homes and open space.

Response

This concern is addressed in the Planning Comments section of this report.

Comment

The added development will adversely impact the pedestrian environment surrounding the site.

Response

A pedestrian level wind study was submitted in support of the applications, which determined that there would be no significant wind impact to the pedestrian environment. The study recommended wind mitigation such as the installation of screens for specific areas of the proposed site (ground level patios and the outdoor terrace). The pedestrian connections and ground level environment as proposed met current City standards. Should the applications be approved, the walkway system, screening and layout will be examined as part of the site plan application.

Comment

If approved, the project will create a precedent for development of similar sites.

Response

Each development application is reviewed on its own merits, which include demonstrating compatibility with the area context, conforming with official plan policies, providing supporting technical information and, illustrating principles of good planning and design.

Comment

Now that the development is proposed to be in two towers, the remaining green space will be developed with medium density residential, similar to the original proposal which proposed additional buildings and density.

Response

The proposed zoning by-law and official plan amendment will be written to only permit the two additional buildings. Any additional development on the site would require further planning applications including a public process and would be evaluated on its own merits.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**Region of Peel**

Comments updated November 16, 2015, state that adequate capacity has been confirmed for water and waste water services for the proposed development. Should the applications be approved, a revised Functional Service Report is required to correct minor technical details. The Region will require the submission and review of all easements and title documents as well as site servicing drawings prior to site plan approval.

City Transportation and Works Department

Comments updated December 10, 2015 from the Transportation and Works Department state that the Traffic Impact Study analysed the traffic impacts and has confirmed that predicted

future traffic volumes generated as a result of the proposed development can be accommodated within the existing road network.

The Noise Impact Study confirmed that with the installation of central air conditioning, special building measures and registration of the appropriate noise warning clauses, compliance with the City/Ministry of the Environment and Climate Change Guidelines will be achieved.

In the event this application is approved by Council, prior to the enactment of the Zoning By-law, the applicant will be required to finalize certain grading and servicing details, and make satisfactory arrangements with Transportation and Works Department for road improvement works necessary to support access to this site. In addition, the owner shall enter into a development agreement with the City to address the implementation of the conditions of rezoning. Site specific details will be addressed through the processing of a site plan application.

City Community Services Department – Parks and Forestry Division/Park Planning Section

Comments updated November 26, 2015 from Park Planning state that should these applications be approved, fencing, protective hoarding, and associated securities for the adjacent greenbelt lands will be required. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent greenbelt lands.

Prior to by-law enactment, a cash contribution for street planting will be required. Further, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the *Planning Act* and in accordance with City's Policies and By-laws. These monies are used to purchase additional parkland where possible and contribute to the upgrading of existing park facilities.

PLANNING COMMENTS

Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe

The *Provincial Policy Statement* (PPS) contains the Province's policies concerning land use planning for Ontario and all planning decisions are required to be consistent with these policies. The PPS encourages intensification of land within urban areas, promotes efficient use of infrastructure and public facilities, encourages mixed use developments and the support of public transit.

The *Provincial Growth Plan for the Greater Golden Horseshoe* (Growth Plan) directs municipalities to "identify the appropriate type and scale of development in intensification areas" and states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. These policies are implemented through Mississauga's Official Plan.

The proposed development adequately takes into account the existing context as referenced in the Official Plan section below.

The proposal requires an amendment to the Mississauga Official Plan Policies for the Rathwood Character Area to permit additional high density residential development at a floor space index (FSI) of 1.6.

Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

Planning staff have undertaken an evaluation of the criteria against these proposed development applications. The approval of the applications will not adversely impact the overall, goals and objectives of Mississauga Official Plan.

The proposal meets the intent of the current high density residential designation as it permits apartment buildings on the lands. The lands are located within the Rathwood Neighbourhood. In the City Structure policies of the official plan, Neighbourhoods are not identified as the focus for intensification but the official plan allows for modest additional growth and intensification where the proposal is compatible with and enhances the surrounding development. Across the City, in neighbourhoods outside of nodes and the downtown, the FSI of apartment sites ranges from 0.05 to 5.26. The proposed density of 1.6 fits within this range.

The official plan states that residential intensification within Neighbourhoods should generally occur through infilling and that where higher density uses are proposed, they should be located on existing apartment sites. The proposal represents appropriate intensification on a large property with two existing apartment buildings.

The Neighbourhood policies in the official plan also state that proposals for additional development on lands with existing apartment buildings should be medium density and limited to four storeys in height. This policy requires that any development over four stories go through an Official Plan Amendment so that it can be evaluated against the policies of the plan including

the criteria noted above. Through the processing of the official plan amendment and rezoning applications and in consultation with the community, the applicant amended the proposals submitted in 2012 and 2013. The previous proposal showed a combination of taller apartment buildings with medium density townhouses and low-rise apartment buildings within and along the perimeter of the site. The current proposal shows two taller buildings with smaller footprints.

The proposal maintains and enhances the park like setting valued by residents with clusters of generous landscaping that define the existing context. The hydro corridor to the west and the trail system to the south provide a buffer to the surrounding residential communities. The proposed buildings do not cause any significant adverse shadow or wind impacts to the surrounding developments and open space trail. The building at the front of the site will not cause impact to the residential uses as it is across from the commercial plaza. This proposal will not impact future uses of the surrounding lands.

The proposed building setbacks and building separation distances (from 29 m (95 ft.) to 32 m (105 ft.)) between the new buildings and relative to the existing buildings are appropriate. The proposed building heights are lower than the heights of the existing buildings on the site and have been located to respect the surrounding context by preserving view corridors from the existing buildings. As well, the proposed buildings maintain adequate separation distances and building forms to achieve an appropriate transition to surrounding developments.

The applicant will be required to demonstrate and implement improvements to the rental buildings and are proposing an updated shared amenity space.

As noted in the comments regarding the capacity study and the site specific transportation study and FSR, there is adequate capacity in the system to accommodate the development. There will also be some local improvements undertaken at the applicant's cost to address the road improvements including the relocation of the south driveway to line up with Tapestry Trail. As well, the development supports efficient use of infrastructure, is well-served by bus routes including access to the Burnhamthorpe bus route that connects to the Islington subway station. Additionally, the development introduces a different form and tenure of housing to those wishing to relocate to or remain in the neighbourhood.

The applicant has provided a planning justification report and staff concur with the conclusion that the applications represent good planning.

Zoning

The proposed **RA4-Exception (Apartment Dwellings)** zone is appropriate to accommodate the two additional apartment buildings with heights of 12 and 15 storeys and a FSI of 1.6 times the site area. The permitted uses and regulations shall be as specified for an RA4 zone and shall reflect the concept plan shown in Appendix 3.

Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application. Should these applications be approved by Council, the recommendations contained in this report request Council to direct staff to hold discussion with the applicant to secure community benefits and return to Council with a Section 27 report outlining the recommended community benefits upon conclusion of the discussions.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan approval. A site plan application has not been submitted to date. While the applicant has worked with City departments to address site plan related issues through review of the Rezoning concept plan, the site plan will further address matters related to tree preservation, landscaping, additional stormwater management and low impact development techniques, urban design and wind protection measures.

Financial Impact

Development charges will be payable in keeping with the requirements of the Development Charges By-law of the City. Also, the financial requirements of any other commenting agency must be met.

Conclusion

The proposed Official Plan Amendment and Rezoning are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal is compatible with the surrounding land uses based on the existing apartment buildings on the site and the complementary nature of the design which achieves appropriate built form relationships with its context.
2. The proposed official plan provisions and zoning standards are appropriate to accommodate the requested uses based on the general site design.

Attachments

Appendix 1: Information Report

Appendix 2: Recommendation PDC-0031-2015

Appendix 3: Revised Concept Plan

Appendix 4: Revised 3D views

Appendix 5: Ward 3 Capacity Analysis



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Aiden Stanley, Development Planner



Corporate Report

Clerk's Files

 Originator's
Files OZ 12/009 W3

DATE: May 5, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 25, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Applications to permit two new condominium apartment buildings of 12 and 15 storeys in addition to the two existing rental apartment buildings**
1850 Rathburn Road East and 4100 Ponytrail Drive
Northwest of Burnhamthorpe Road East and Ponytrail Drive
Owner: Forest Park Circle Ltd.

Public Meeting/Information Report

Ward 3

RECOMMENDATION: That the Report dated May 5, 2015, from the Commissioner of Planning and Building regarding applications by Forest Park Circle Ltd. to permit two new condominium apartment buildings of 12 and 15 storeys in addition to the two existing rental apartment buildings under File OZ 12/009 W3, at 1850 Rathburn Road East and 4100 Ponytrail Drive, be received for information.

**REPORT
HIGHLIGHTS:**

- This report has been prepared for a public meeting on May 25, 2015 to hear from the community;
- The project does not conform with the Residential High Density land use designation and requires an official plan amendment and rezoning;
- Community concerns identified to date relate to traffic, height and density, current condition of the site, impact on the surrounding neighbourhood and servicing;

- Prior to the next report, matters to be addressed include review of the site and building layout to ensure compatibility with the surrounding neighbourhood and the resolution of technical requirements.

BACKGROUND:

The applications have been circulated for technical comments and a number of community meetings have been held based on different concepts for the development of the site. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	379 m (1,243.44 ft.) on Rathburn Road East
Depth:	256 m (840 ft.) adjacent to utility corridor 213 m (698.82 ft.) adjacent to Shaver Trail
Gross Lot Area:	3.74 ha (9.24 ac.)
Existing Uses:	Two 18 storey rental apartment buildings

The property is located in a mature neighbourhood, which contains mainly residential uses with retail commercial uses, a trail system and utility corridor. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Detached homes, townhomes and a one storey retail commercial plaza
- East: Detached dwellings and townhomes
- South: Shaver Trail, detached homes and townhomes
- West: Utility corridor, Shaver Trail, townhomes

DETAILS OF THE PROJECT

The project consists of two condominium apartment buildings: one 12 storey building with 129 units internal to the site and one 15 storey, 149 unit building along the Rathburn Road East frontage. Both buildings have a three storey podium. Two existing 18 storey rental apartment buildings will remain on the site. The proposal includes a shared outdoor amenity space for all buildings. The southerly driveway to the site is proposed to be realigned with Tapestry Trail and both driveways will connect to an internal roadway that will provide access for all of the buildings. Resident parking will be underground and visitor parking will be on the ground level.

Development Proposal	
Applications submitted:	Received: May 22, 2012 Deemed complete: June 19, 2012 Revised: December 12, 2012 Revised: May 21, 2013 Revised: December 5, 2014
Developer/ Owner:	Forest Park Circle Ltd.
Applicant:	Urban Strategies Inc./Glen Schnarr and Associates Inc.
Number of Units:	Existing: 384 Proposed: 278 Total: 662
Height:	12 and 15 storeys
Total Lot Coverage:	Existing: 5.35% Proposed: 12.4%
Floor Space Index:	Existing: 0.96 Proposed: 1.6
Total Landscaped Area:	Existing: 75.9% Proposed: 69.3%
Gross Floor Area:	Existing: 35 720 m ² (384,486.88 sq. ft.) Proposed: 24 295 m ² (261,509.20 sq. ft.) Total: 60 015 m ² (645,996.08 sq. ft.)

Development Proposal		
Anticipated Additional Population:	695*	
	*Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.	
Parking	Required	Proposed
Resident spaces	373	373
Visitor spaces	56	56
Total	429	429

Additional information is provided in Appendices I-1 to I-11.

LAND USE CONTROLS

The applications are not in conformity with the land use designation. The applicant has requested that the land be redesignated to "Residential High Density -- Special Site" to allow the project to go forward.

A rezoning is proposed from "**RA4-1 (Apartment Dwelling-Exception)**" to "**RA4-Exception (Apartment Dwellings)**" to permit apartment dwellings with a FSI of 1.6 in accordance with the proposed zone standards contained within Appendix I-10.

Detailed information regarding the Official Plan and Zoning is found in Appendices I-9 and I-10.

Bonus Zoning

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application. Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY?

Three community meetings were held by Ward 3 Councillor, Chris Fonseca - October 17, 2012; September 18, 2013 (based on previous concepts); and February 24, 2015 (based on the current, revised proposal). A petition containing 660 signatures in opposition to the proposal was submitted by the Ponytrail Development Opposition Committee on November 5, 2012.

Issues raised by the community are listed below. They will be addressed along with issues raised at the public meeting in the Recommendation Report, which will come at a later date.

- The proposed height, scale and density do not fit in with the established, residential character of the area;
- Additional development should not be permitted as it will result in a lack of green space on site and will cut off access to the surrounding trails and open space;
- The additional population will add pressure to local infrastructure and services;
- The development may cause additional flooding on the site and surrounding lands;
- The added traffic, parking demand and new entrance configuration will be unacceptable;
- The existing buildings are not well maintained and the problem would continue with additional development;
- The shadowing and overlook from the buildings will impact the surrounding homes and open space;
- The added development will adversely impact the pedestrian environment surrounding the site.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the project's height, massing, density, landscaping, building configuration and technical requirements?
- Are the proposed design details and zoning standards appropriate?
- Have all other technical requirements and studies related to the project been submitted and found to be acceptable?

OTHER INFORMATION

Forest Park Circle Ltd. have submitted a number of studies and reports in support of the applications. The list is below and the studies are available for review.

- Planning Justification Report
- Functional Servicing Report
- Traffic Impact and Parking Report
- Sun/Shadow Study
- Preliminary Environmental Noise Report
- Green Development Initiatives Letter
- Wind Study
- Tree Inventory Plan/Arborist Report
- Architectural Drawings and Concept Plan
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

Development Requirements

There are engineering matters including: servicing, grading, noise control, construction, and stormwater management which will require the applicant to enter into agreements with the City. The development will also require the submission and review of a draft plan of condominium and an application for site plan approval.

FINANCIAL IMPACT:

Development charges will be payable as required by the Development Charges By-law of the City. Also the financial

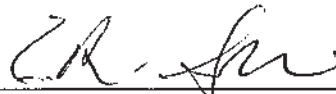
requirements of any other external commenting agency must be met.

CONCLUSION:

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and all the issues are resolved.

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Mississauga Official Plan
- Appendix I-4: Existing Land Use and Proposed Zoning Map
- Appendix I-5: Concept Plan
- Appendix I-6: Exterior Views
- Appendix I-7: Agency Comments
- Appendix I-8: School Accommodation
- Appendix I-9: Summary of Existing and Proposed Mississauga Official Plan policies
- Appendix I-10: Summary of Existing and Proposed Zoning Provisions and Applicant's Draft Zoning By-law Amendment
- Appendix I-11: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building


Prepared By: Aiden Stanley, Development Planner

Forest Park Circle Ltd.**File: OZ 12/009 W3****Site History**

- December 27, 1973 – Council adopted the recommendation in the Corporate Report dated December 6, 1973 recommending the approval of an application under File OZ-78-73 for an amendment to the Zoning By-law for the Morenish Subdivision to allow for the development of 400 acres of lands north of Burnhamthorpe Road, west of the Etobicoke Creek in accordance with Draft Plan of Subdivision T-2366 to permit detached dwellings, semi-detached dwellings, row dwellings, apartment dwellings, commercial service establishments, parks, conservation lands and a school site.
- June 20, 2007 – Zoning By-law 0225-2007 came into force and effect except for those sites which have been appealed. The subject lands are zoned "RA4-1" (Apartment Dwellings – Exception).
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated "Residential High Density" in the Rathwood Neighbourhood Character Area.



LEGEND:

 **SUBJECT LANDS**

NOTE: DATE OF AERIAL PHOTO IS MAY 2014.



SUBJECT:
FOREST PARK CIRCLE LTD.



FILE NO:
OZ 12009 W3

DWG. NO:
12009A

SCALE:
1:3000

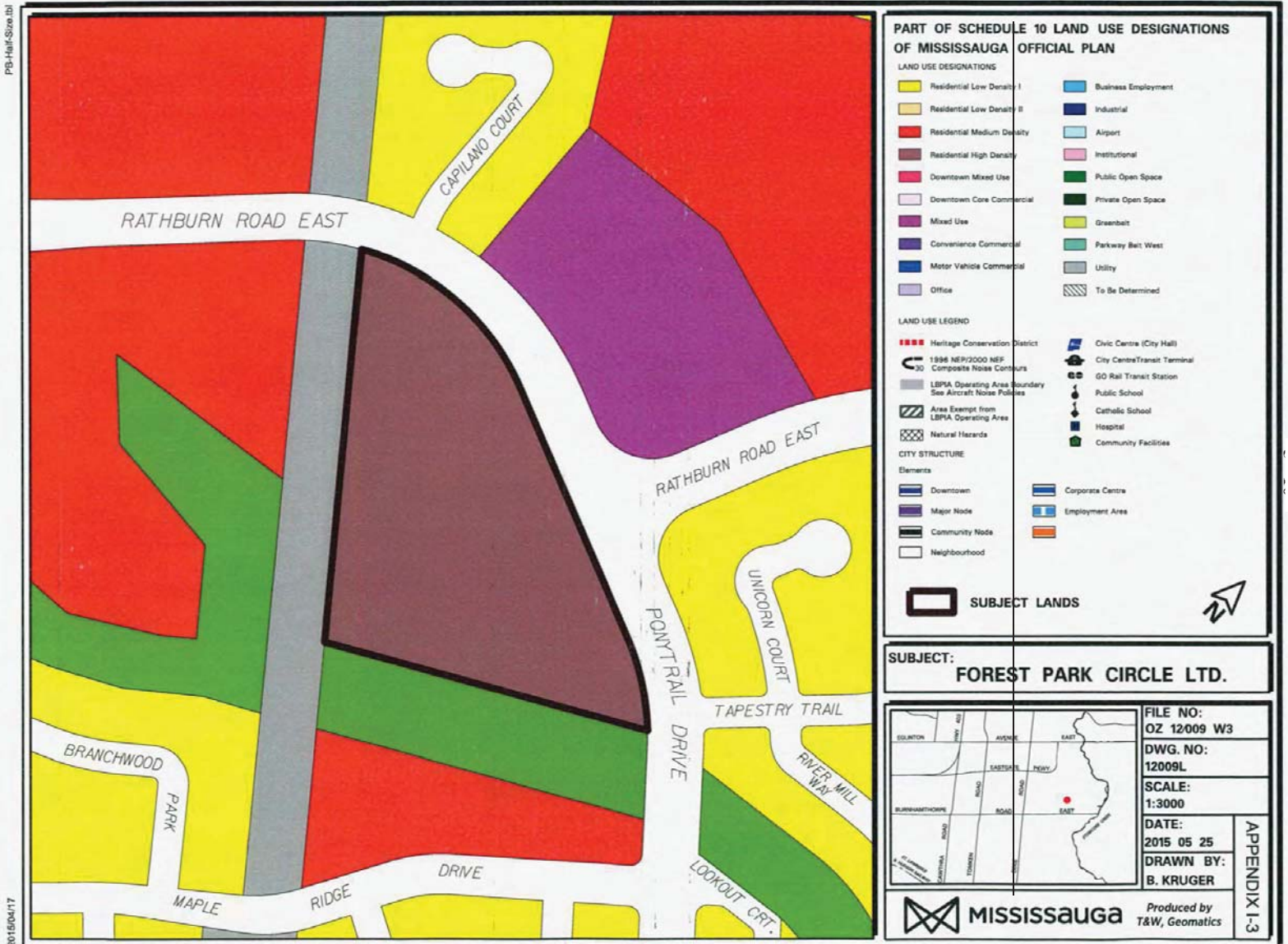
PDC DATE:
2015 05 25

DRAWN BY:
B. KRUGER

APPENDIX 1-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



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Betsy



LEGEND:

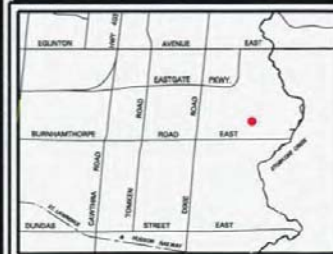


PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL HIGH DENSITY' TO 'RESIDENTIAL HIGH DENSITY - SPECIAL SITE' AND PROPOSED REZONING FROM 'RA4-1 (APARTMENT DWELLINGS)' TO 'RA-4- EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT A 12 STOREY CONDOMINIUM APARTMENT BUILDING AND A 15 STOREY CONDOMINIUM APARTMENT BUILDING WITH A TOTAL OF 278 RESIDENTIAL UNITS.

NOTE: THIS IS NOT A PLAN OF SURVEY.

SUBJECT:

FOREST PARK CIRCLE LTD.



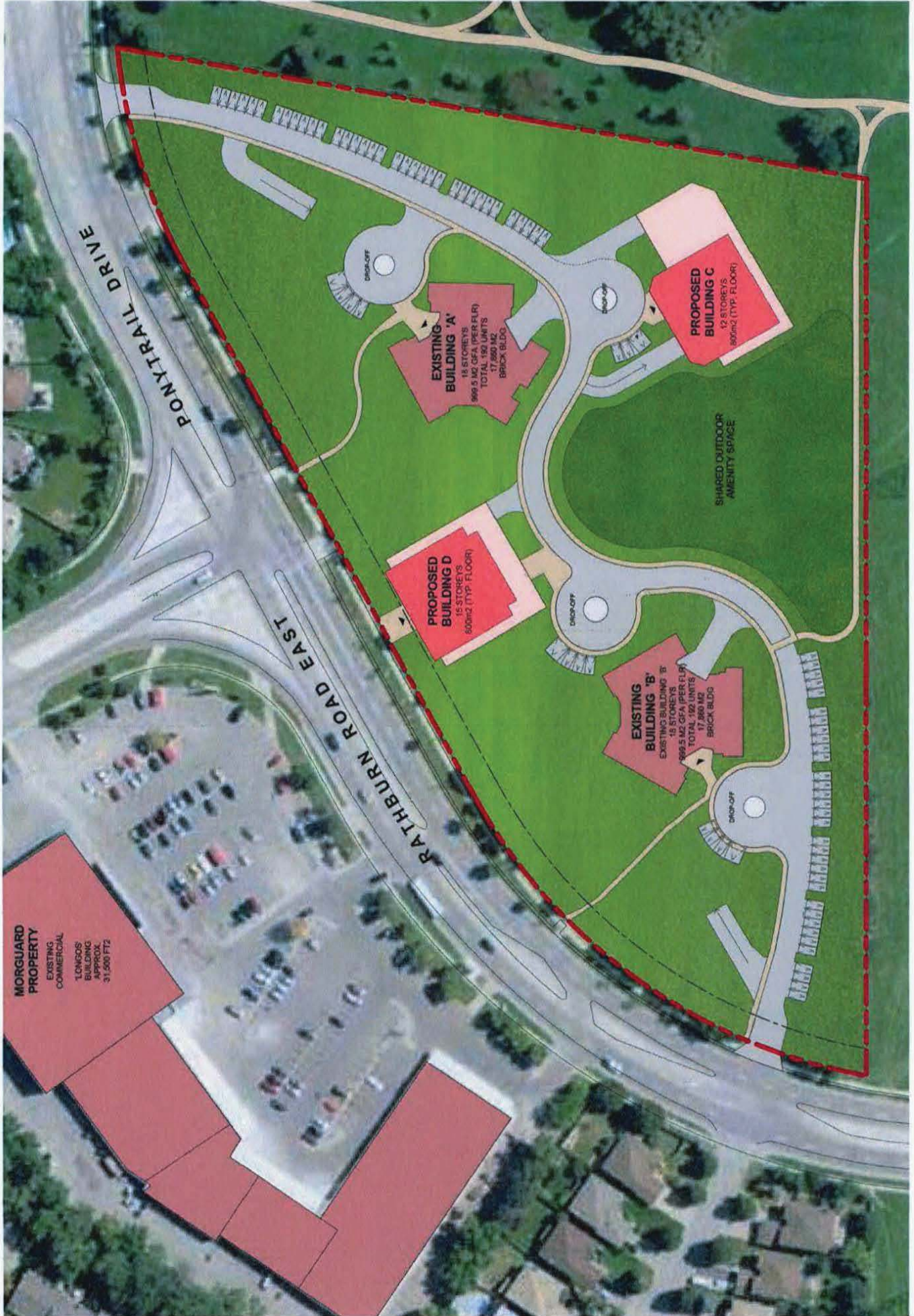
FILE NO:
OZ 12009 W3
DWG. NO:
12009R
SCALE:
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PDC DATE:
2015 05 25
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B. KRUGER

APPENDIX 1-4

MISSISSAUGA
Planning and Building

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Forest Park Circle Ltd.

File: OZ 12/009 W3

Agency Comments

The following is a summary of comments from agencies and departments regarding the applications.

Agency / Comment Date	Comment
Region of Peel (January 30, 2015)	<p>There is an existing 450 mm (17.71 in.) and 250 mm (9.84 in.) diameter watermain on Ponytrail Drive. There is an existing 400 mm (15.75 in.) diameter sanitary sewer and a 300 mm (11.81 in.) diameter watermain on Rathburn Road East.</p> <p>Prior to the Recommendation report, the applicant must submit an addendum to the Functional Servicing Report with a detailed calculation of the sanitary flows, demand table and hydrant flow test information.</p> <p>Front-end waste collection will be provided by the Region of Peel provided that the applicant satisfies the Region's requirements.</p>
Dufferin-Peel Catholic District School Board (January 26, 2015) and the Peel District School Board (December 18, 2014)	<p>The Dufferin-Peel Catholic District School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>The Peel District School Board requested that in the event that the applications approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a development application include the following as a condition of approval:</p> <p>"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the</p>

Forest Park Circle Ltd.

File: OZ 12/009 W3

Agency / Comment Date	Comment
	developer/applicant and the School Boards for the subject development."
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (March 17, 2015)</p>	<p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions.</p> <p>The subject property is adjacent to Shaver Trail (P-239) which contains a lit multi-use trail. Also, the site is approximately 100 m from Garnetwood Park (P-135) which contains 2 unlit softball diamonds, 2 basketball hoops, a natural ice rink, a leash free zone, a multi pad, a play site, a senior unlit soccer field and 4 public tennis courts.</p> <p>Should this application be approved, fencing, protective hoarding, and associated securities for the adjacent greenbelt lands will be required. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent greenbelt lands.</p> <p>Prior to by-law enactment, a cash contribution for street planting will be required. Further, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of <i>the Planning Act</i> and in accordance with City's Policies and By-laws.</p>
<p>City Community Services Department – Fire and Emergency Services Division (January 27, 2015)</p>	<p>Fire has reviewed the application from an emergency response perspective and has no concerns. Emergency response time to the site and available water supply are acceptable.</p>
<p>City Transportation and Works Department (February 6, 2015)</p>	<p>This department confirmed receipt of a Site Plan, Planning Justification Report, Functional Servicing Report, Environmental Noise Report and Traffic Impact and Parking Study.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to provide additional technical details. Development matters currently under review and</p>

Forest Park Circle Ltd.

File: OZ 12/009 W3

Agency / Comment Date	Comment
	<p>consideration by the department include:</p> <ul style="list-style-type: none"> • Traffic impacts and site access details; • Stormwater servicing design; • Grading details; • Environmental Site Assessment; • Compliance with City condominium standards. <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Canada Post Rogers Cable Greater Toronto Airport Authority</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Bell Canada Enersource Hydro Mississauga Conseil Scolaire de Distrique Centre-Sud Conseil Scolaire Viamonde Trillium Health Partners Culture Division, Community Services Department Realty Services, Corporate Services Department</p>

Forest Park Circle Ltd.

File: OZ 12/009 W3

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 52 Kindergarten to Grade 6 23 Grade 7 to Grade 8 33 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Glen Forest P.S. <ul style="list-style-type: none"> Enrolment: 525 Capacity: 539 Portables: 2 Glenhaven Sr. <ul style="list-style-type: none"> Enrolment: 468 Capacity: 559 Portables: 0 Glenforest S.S. <ul style="list-style-type: none"> Enrolment: 1,378 Capacity: 1,023 Portables: 10 * Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables. 	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 5 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Saints Martha and Mary <ul style="list-style-type: none"> Enrolment: 354 Capacity: 430 Portables: 0 Philip Pocock <ul style="list-style-type: none"> Enrolment: 1207 Capacity: 1257 Portables: 5

Forest Park Circle Ltd.

File: OZ 12/009 W3

While the applications were submitted under the policies of Mississauga Plan, the applicant has consented to the application being converted to amend Mississauga Official Plan (2012).

Current Mississauga Official Plan Designation and Policies for the Rathwood Neighbourhood Character Area

"Residential High Density" which permits apartment dwellings with a maximum Floor Space Index (FSI) of 1.0 and the following additional uses: residential dwelling, accessory offices for health professionals, home occupation, special needs housing, urban gardening and a convenience commercial facility on the ground floor of a building.

For lands within a Neighbourhood, a maximum building height of four storeys applies. For lands designated Residential High Density, development in addition to existing buildings will be restricted to uses permitted in the Residential Medium Density designation.

There are other policies in Mississauga Official Plan that are also applicable in the review of this/these applications, which are found in Appendix I-9.

Proposed Official Plan Amendment Provisions

The applicant is proposing to retain the **"Residential High Density"** designation while adding the following new Special Site policies for the site:

- a) additional apartment dwellings are permitted
- b) a maximum FSI of 1.6

Forest Park Circle Ltd.

File: OZ 12/009 W3

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.3.5 Section 5.4	Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Residential intensifications within Neighbourhoods should generally occur through infilling and development of existing commercial sites as mixed use areas. Where higher density uses are proposed, they should be located along Corridors or in conjunction with existing apartment sites or commercial sites. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to the surrounding development.
Section 7 – Complete Communities	Section 7.2	The provision of housing should maximize the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.
Section 9 – Build a Desirable Urban Form	Section 9.0 Section 9.1 Section 9.2 Section 9.3 Section 9.4 Section 9.5	Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context and minimizes undue impacts on adjacent properties. Redevelopment projects include a range of scales, from small residential developments to large scale projects, such as the redevelopment of strip malls. Infill and redevelopment within Neighbourhoods will respect the existing and planned character, provide appropriate transition to the surrounding context and minimize undue impacts on adjacent properties. Tall buildings should incorporate podiums, achieve appropriate street enclosure in relation to the right-of-way width, enhance the quality of the public realm, and be appropriately spaced to permit light and sky views.

Forest Park Circle Ltd.

File: OZ 12/009 W3

	Specific Policies	General Intent
Section 16 – Neighbourhoods	Section 16.1 Section 16.1.2	<p>A maximum building height of four storeys will apply to Neighbourhoods. Proposals for heights of more than four storeys will be considered where it can be demonstrated that the transition in heights respects the surrounding context, the proposal enhances the existing or planned development and the City Structure hierarchy is maintained.</p> <p>Proposals for additional development on lands with existing apartment buildings will be restricted to uses permitted in the Residential Medium Density Designation.</p> <p>As a condition of development, the site in its entirety must meet current site plan and landscaping requirements and existing buildings must meet current building code, fire code and property standards.</p>
Section 19 – Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

Forest Park Circle Ltd.

File: OZ 12/009 W3

Summary of Existing Zoning By-law Provisions

"RA4-1" (Apartment Dwellings), which permits Apartment dwellings according to the "RA4" zoning regulations with a minimum floor space index of 0.5 and a maximum floor space index of 1.0.

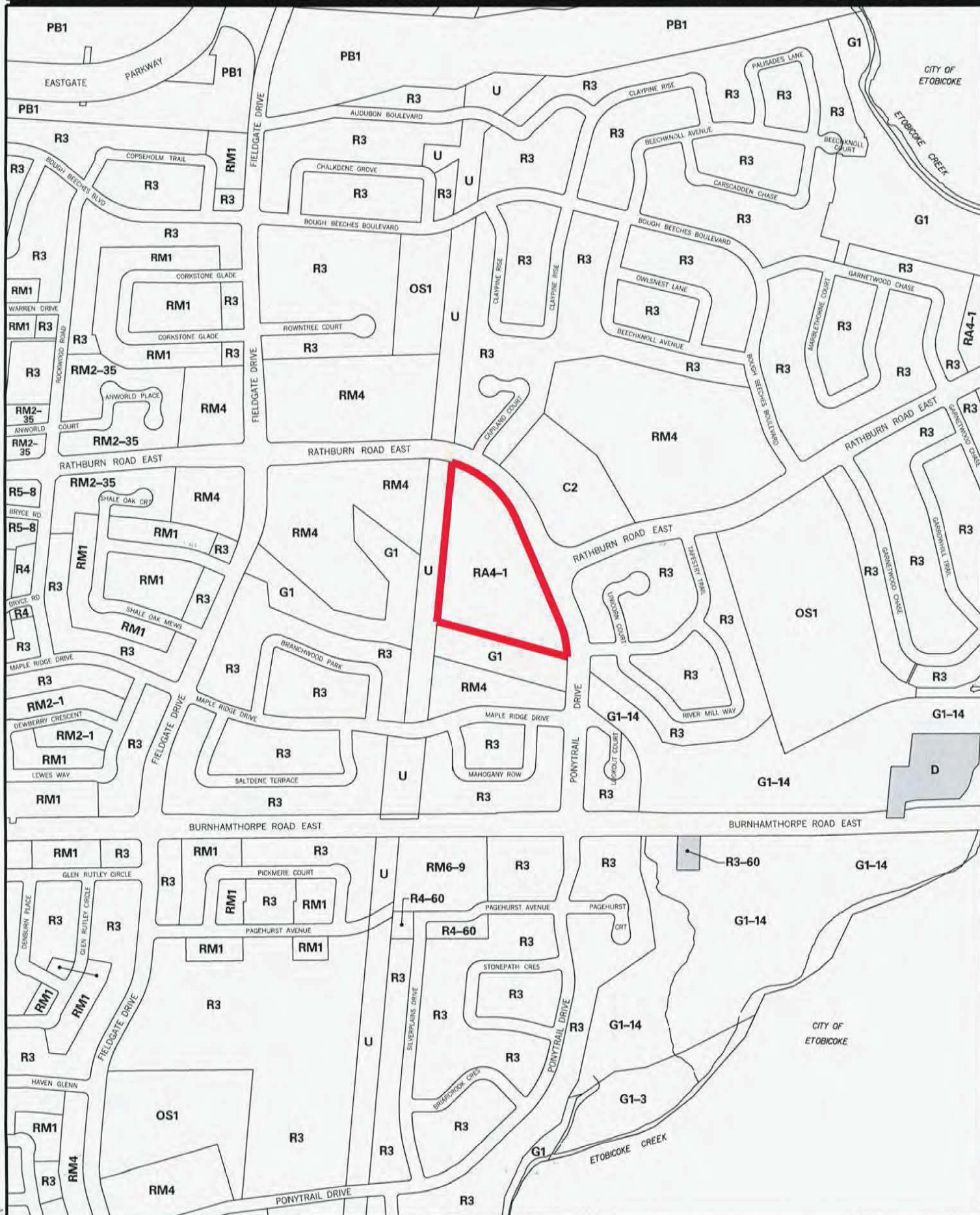
Proposed Zoning Standards

	Required "RA4-1" (Apartment Dwellings) Zoning By-law Standards	Proposed "RA4" Zoning By-law Standards
Floor Space Index	0.5-1.0	1.6
Exception Schedule		The permitted uses and applicable regulations shall be as specified for a RA4 zone except that all site development plans shall comply with the exception schedule which will reflect the concept plan shown in Appendix I-5.

GENERAL CONTEXT MAP

OZ 12/009 W3

APPENDIX I-11



Forest Park Circle Ltd.

File: OZ 12/009 W3

Recommendation PDC-0031-2015

That the Report dated May 5, 2015, from the Commissioner of Planning and Building regarding applications by Forest Park Circle Ltd. to permit two new condominium apartment buildings of 12 and 15 storeys in addition to the two existing rental apartment buildings under File OZ 12/009 W3, at 1850 Rathburn Road East and 4100 Ponytrail Drive, be received for information.
File: OZ 12/009 W3





AERIAL VIEW OF SITE FROM NORTH



STREET VIEW OF SITE FROM NORTH-EAST



AERIAL VIEW OF SITE FROM SOUTH-WEST



AERIAL VIEW OF SITE FROM NORTH-WEST

WARD 3 CAPACITY ANALYSIS

Purpose

The purpose of this study is to address servicing impacts from potential redevelopment of properties within a portion of Ward 3 including Rockwood Village, with respect to impacts on local community centres, traffic on abutting streets, and physical infrastructure.

This analysis is being considered in conjunction with some recent in-progress applications for intensification within Rockwood village and the surrounding area.

While reviewing the Official Plan Amendment and Rezoning applications under File OZ 12/009 W3 (4100 Ponytrail Drive and 1850 Rathburn Road East), Ward 3 Councillor, Chris Fonseca expressed concerns that there are two applications in process in and around the Rockwood Village area that are located outside of the identified Rathwood Applewood Community Node. While individual applications may not impact the streets and infrastructure, there were questions about capacity in the area for the future. Councillor Fonseca asked Planning Staff to coordinate the review of capacity in the area to address potential future servicing impacts.

Parameters

See attached study area map which identifies sites for potential, future intensification. See also attached spreadsheet which details the population increase based on development of these potential sites. *The assumptions made in this analysis and the sites selected are for modelling purposes only and are not to be interpreted as support for intensification or development of sites.*

Appendix A (attached) outlines the approximate boundaries for analysis and identifies the location of potential development sites within the study area based on parameters outlined in Appendix B.

The area is bound generally by Cawthra Road to the west, Eastgate Parkway to the north, Little Etobicoke Creek to the east and Burnhamthorpe Road East to the south and mainly consists of properties located on Arterial and Major Collector roads. The areas along Dundas Street East and Bloor Street East will be or have been subject to more detailed review under additional studies (Dundas Connects (started 2015) and the East Bloor Corridor Review (Background and Interim Strategy, 2013) respectively.

Appendix B outlines the assumptions used in the review.

- Potential development sites are existing commercial sites, lands on corridors which may be consolidated in the future or existing apartment sites which have additional site area that may be able to accommodate medium-density intensification such as townhomes
- Existing apartment data and density figures are sourced from the 2015 City of Mississauga Residential Directory

- For the purposes of estimating increased population, a modest increase in density was assigned to existing apartment sites similar or lower than what is being proposed for the OZ 12/009 W3 application or as per the permitted density in the Official Plan
- Average unit size was estimated based on current development applications

Process

Given the assumed population increase within the study area, the Region of Peel and the City's Community Services and Transportation and Works Departments were requested to review the impacts from their respective perspectives.

Results

Based on assumptions and estimates, an additional 3,225 units could potentially result, which translates to an estimated population increase of 7,739. This population increase is greater than the City's 2011 growth forecast for 2041 and represents a long term scenario for modelling purposes.

Individual comments were received by the Region of Peel, Community Services and Transportation and Works.

Region of Peel

Currently, there are no capital water or wastewater works identified to accommodate growth in the area. The area is presently well serviced with no capacity related concerns identified.

Water

The area will be serviced from the existing Silverthorne and Hanlan pumping stations. The Beckett Sproule reservoir will provide some floating storage, and due to the configuration of the system; the remainder of the storage required will be pumped from the Silverthorne pumping station and reservoir.

Should there be higher demands around Dixie and Rathburn at Burnhamthorpe, the 300 mm (11.81 inch) watermain on Burnhamthorpe should be replaced with a 400 mm (15.75 inch) watermain.

Wastewater

Rockwood Village area is serviced through two main trunk systems, the Dundas Street trunk which services the Ponytrail area to the east and the Little Etobicoke Creek trunk, which services the area around Burnhamthorpe between Cawthra Road and Dixie Road.

Currently there is existing infrastructure in the area that can collect flows in the village and properties around Ponytrail Drive can be serviced with the existing system. Works are currently underway to ensure proposed developments can be serviced.

Stormwater

Properties adjacent to Bough Beeches near Dixie Road and Burnhamthorpe Road East can be serviced once the existing sewer on Bough Beeches Boulevard is upgraded to prevent surcharging under a 5-yr storm. A 375 mm (14.8 inch) sewer would be sufficient based on the population projections provided. Timing for this project will be determined once the applications come forward and exact population estimates are confirmed.

The developments west of Dixie Road within the study area can also be serviced using the existing local system which eventually conveys flows to the sewer on Ibis Court.

During the storm event on July 2013, several areas around the Rockwood Village experienced basement flooding, which flagged serious issues in the sewer system. Subsequently, studies have been initiated to evaluate the current state of the existing sewers and identify a solution to avoid further problems. Applications for development will be evaluated to ensure that risks of flooding are minimized.

City of Mississauga Community Services

Parkland

Based upon the prospective growth, sufficient parkland is already in place to provide 100% coverage within the area. The existing park system exceeds the city wide provision level.

Playgrounds

The area would not require additional playgrounds to accommodate the projected population increase.

Trails and Pathways

Trails and pathways are not developed based on a population standard and are provided as connections between and within City lands and facilities. The area is well served by over 15 km of trails and pathways and the projected population increase would not impact the system. The City will continue building towards an interconnected trail and pathway system which builds off of the existing network.

Recreational Facilities

The population increase does not alter recommendations in Future Directions Master Plan in relation to the service area (5). Future Directions recommends that a new community centre may be triggered by future growth along the Highway 10 Corridor (i.e. in Cooksville).

City of Mississauga Transportation and Works

Based on a high-level assessment, the projected long-term growth can be accommodated within the existing transportation network.

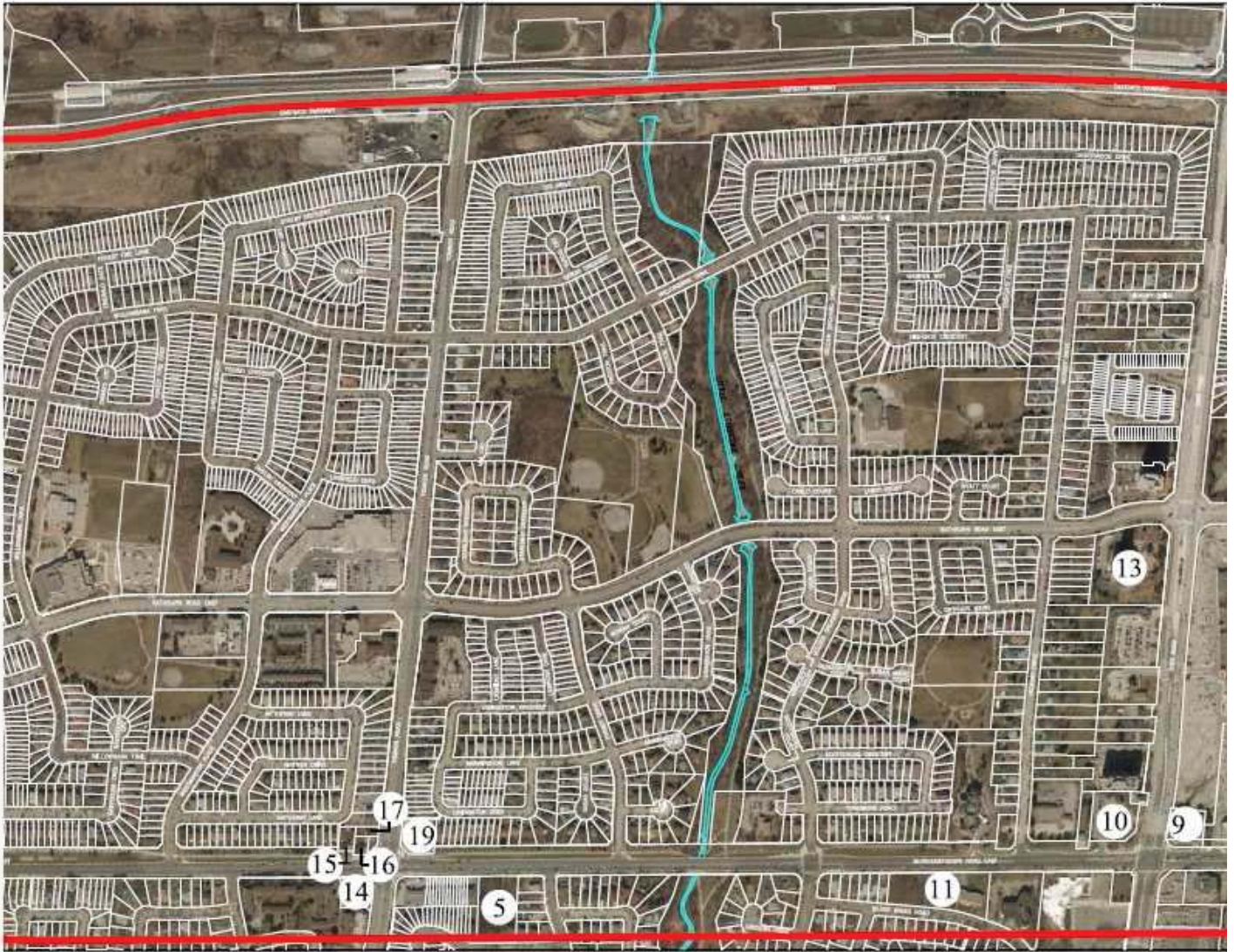
The existing development applications have submitted satisfactory Traffic Impact Studies which did not identify any need for improvements beyond those already in the capital budget. Any future developments would also require the submission and review of a Traffic Impact Study.

The City's terms of reference for Traffic Impact Studies include the requirement for analysis of future traffic growth.

Conclusion

Based on the parameters of the study and analysis conducted by the Region of Peel, the City's Transportation and Works and Community Services, there are no significant capacity concerns related to future growth. Any intensification beyond what is permitted would be subject to Official Plan Amendment and Rezoning applications supported by technical studies.

APPENDIX A – Analysis Area and Potential Development Sites



APPENDIX A – Analysis Area and Potential Development Sites



4.4 -45

WARD 3 CAPACITY ANALYSIS															
Map Key #	Address	Ex. Building Type	Zoning	Residential Tenure	Site Area		FSI ¹		Total GFA	Average Unit Size ²	No. of Units		Potential Unit Increase ³	PPU ⁴	Projected Population
					ha	sm	Existing	New	New	m ²	Existing	New/Existing to Remain			
1,2	4100 Ponytrail 1850 Rathburn	2 x 18 storey building	RA4-1	rental	3.74	37,400	0.96	1.6			384	662	278		
3	2121 Rathburn Road East	Existing Apartment	RA4-1	rental	1.78	17,800	0.75	1.4	24,920	80	139	312	173		
4	1891 Rathburn Road East	Plaza	C2	n/a	1.22	12,200	n/a	1.6	19,520	80	0	244	244		
5	1050 Burnhamthorpe Road East	detached house	R3	n/a	0.68	6,800	n/a	1	6,800	80	1	85	84		
6	1111 Bough Beeches Boulevard	Existing Apartment	RA4	condo	0.88	8,800	1.40	1.5	13,200	80	100	165	65		
7	1155 Bough Beeches Boulevard	Existing Apartment	RA4	condo	0.86	8,600	1.55	1.6	13,760	80	120	172	52		
8	4141 Dixie Road	Mall	C3-56	n/a	3.66	36,600	n/a	2.5	91,500	80	0	1144	1144		
9	4011 Dixie Road	Commercial	C5-3	n/a	0.15	1,500	n/a	2.5	3,750	80	0	47	47		
10	1349 Burnhamthorpe Road East	Commercial	C5-16	n/a	0.55	5,500	n/a	1.4	7,700	80	0	96	96		
11	1315,1355 Silver Spear Road	Existing Apartments	RA2-40	rental	3.34	33,400	48-1.29	1.5	50,100	80	347	626	279		
12	1315 Bough Beeches Boulevard	Existing Apartments	H-RA5-39	condo	2.37	23,700	1.12	2.56		n/a	270	683	413		
13	1360 Rathburn Road East	Existing Apartments	RA4-5	condo	1.52	15,200	1.14	1.8	27,360	80	179	342	163		
14	960 Burnhamthorpe Road East	Commercial	R3	n/a	0.25	2,500	n/a	1.4	3,500	80	0	44	44		
15	949 Burnhamthorpe Road East	Detached House	R3	n/a	0.1	1,000	n/a	1.4	1,400	80	1	18	17		
16	951 Burnhamthorpe Road East	Detached House	R3	n/a	0.07	700	n/a	1.4	980	80	1	12	11		
17	4012 Tomken Road	Detached house	R3	n/a	0.06	600	n/a	1.4	840	80	1	11	10		
18	3670 Cawthra Road	Vacant	C5-3	n/a	0.25	2,500	n/a	1.6	4,000	80	0	50	50		
19	971 Burnhamthorpe	Commercial	C5-3	n/a	0.25	2,500	n/a	1.47	3,675	n/a	0	56	52		
									262,110		1,543	4,768	3,225	2.4	7,739

Notes:

- Existing data is from 2015 City of Mississauga Residential Directory
- New assumptions and new data as a result of this Capacity Analysis
- Indicates lot area divided in half to account for potential non-residential (mixed use) re-development on commercial sites
- Indicates in progress or approved development applications with known unit numbers/FSI
- 1 FSI estimates based on a conservative increase in existing FSI for each site or FSI as per Official Plan
- 2 Average Unit size is estimated based on current development applications
- 3 The number of units is calculated as follows: New units = site area x density / average unit size
- 4 PPU figure is an estimated population per unit figure for apartments based on development applications for the City's 2011 Growth Forecast.